



83C Auld Coal Road
BONNYRIGG | EH19 3WH


warners
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Immaculately presented, two-bedroom first floor flat forming part of a contemporary development in the highly popular town of Bonnyrigg in Midlothian.

This stunning apartment is presented to the market in pristine condition, offering a contemporary and light filled living space throughout. The spacious living room is of an excellent size, three windows fill the space with natural light and from here access is provided to the private balcony which enjoys open views and provides a great spot for relaxing during the best of the summer weather. The modern breakfasting kitchen is well-appointed boasting slick modern white cabinetry with ample room for a small dining table. The principal bedroom boasts a stylish ensuite and built-in wardrobe storage, and the second bedroom, also a double, similarly benefits from built-in wardrobe. A modern family bathroom completes the accommodation internally. Externally, the block is set in landscaped shared grounds and the private residents' car park includes an allocated parking space, as well as visitors' spaces.

Offering immense appeal to first-time buyers, couples and young families, as well as holding investment potential, early viewing is highly recommended to avoid missing out on this fantastic apartment.

- Two-bedroom first floor apartment
- Sought-after location
- Light & spacious living room
- Private balcony with open views
- Modern well – equipped kitchen
- Principal bedroom with ensuite shower room and integrated storage
- Second double bedroom with integrated storage
- Modern family bathroom with stylish three piece
- Gas central heating
- Double glazing
- Allocated parking space

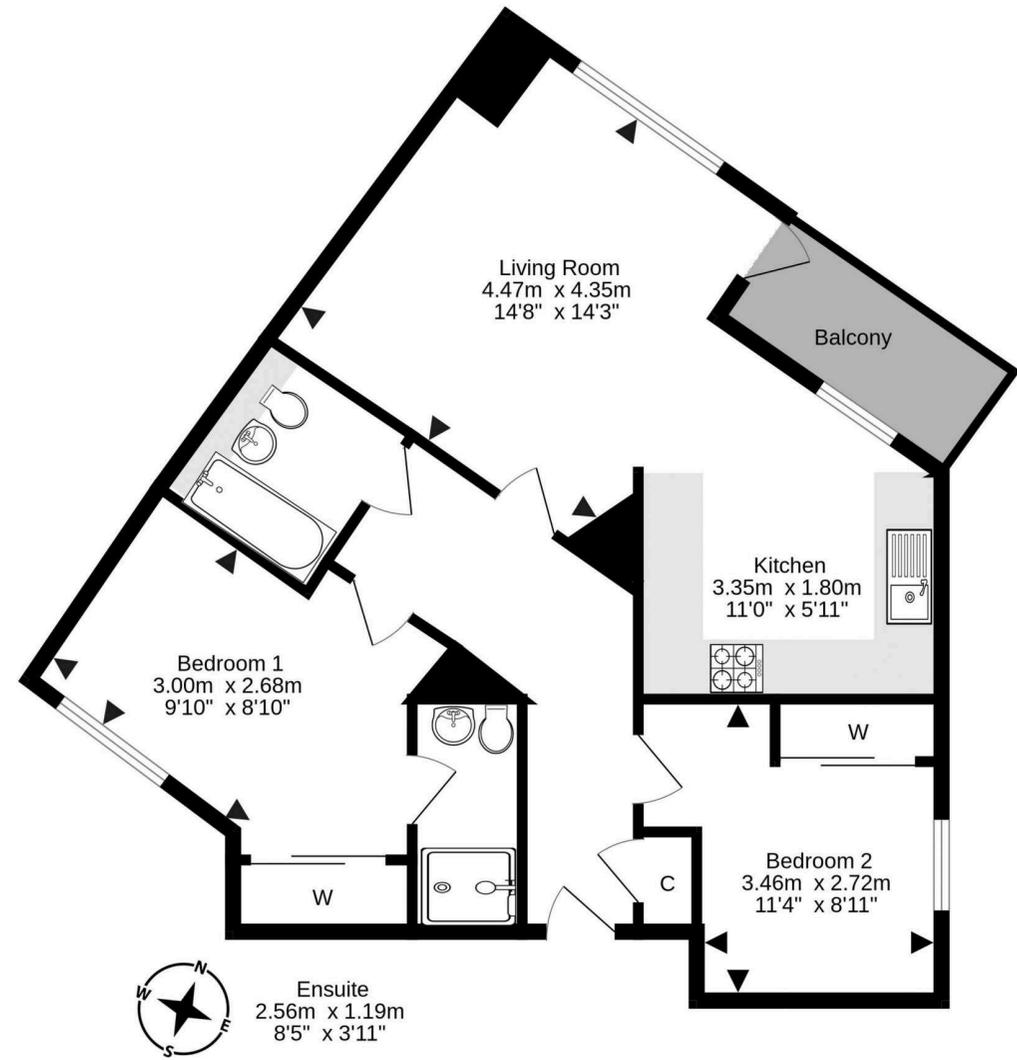
PRICE & VIEWING: Please refer to our website, www.warnersllp.com or call us on 0131 667 0232.



All Blinds and light fittings, along with the mirror in en-suite and dining room table (not including chairs) will be included in the sale of the property.
EPC: B

The popular Midlothian town of Bonnyrigg lies within easy commuting distance of Edinburgh. There is a good range of shopping outlets on hand whilst further shopping is available in nearby Straiton retail park and Edinburgh's City Centre is approximately eight miles away. The immediate vicinity lends itself to restful country walks, a sports complex offering a variety of sporting activities and a leisure centre with swimming pool. Schooling is well represented from nursery to senior level, with the Edinburgh College's Midlothian Campus in nearby Dalkeith. An efficient public transport network is on hand, which operates to most parts of the town and surrounding areas. The property is easily accessible to the Borders Rail link and is close by to the Eskbank Station





For details of the total internal floor area, please refer to the property's Home Report. This plan is for illustrative purposes only and should be used as such by a prospective purchaser.
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